



Argyle Road, Westcliff on sea

CALLING ALL FIRST TIME BUYERS OR INVESTMENT BUYERS: Castle Estate Agents at pleased to offer FOR SALE this ideally situated One bedroom TOP FLOOR APARTMENT set within easy walking distance to WESTCLIFF STATION, ALL BUS ROUTES and LOCAL SHOPS and being COMPLETELEY REFURBISHED.

- One bedroom
- Refurbished
- New bathroom
- Chain free
- Walk to local shops
- Top floor apartments
- New carpets
- Ideal location
- Open plan
- Walk to station

£85,000 Leasehold

Front aspect

Communal hardwood door with a frosted glass inset to communal hallway with stairs to first floor, storage cupboard, coving and own hardwood front door to:

Apartment entrance

Stairs to first floor with new carpets to:

Open plan Lounge/Kitchen 14'9" by 11'5" (4m 50cm x 3m 48cm)

Double glazed window to the rear aspect, radiator, new carpets, power points, storage cupboard to:

Kitchen area

Eye level and base level units, tiled splash backs, roll top work surfaces, 4 ring gas hob, under oven and over extractor fan, stainless steel sink and single drainer with mixer taps, space for washing machine and fridge freezer.

Bedroom 11'7" by 6'0" (3m 53cm x 1m 83cm)

Double glazed window to the front aspect, power points, radiator, new carpets.

Bathroom

3 Piece White suite comprising of a low level flush toilet, hand wash basin in vanity unit with mixer taps, panel enclosed bath with mixer taps and shower attachment, extractor fan, tiled splash backs, heated towel rail, shaver point.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	49	63
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	42	56
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Whilst we endeavour to make our sales particulars as accurate and reliable as possible, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order or have been inspected by ourselves. Please be advised that some of the particulars may be awaiting vendor approval. Please contact us should you have any queries and we will try our utmost to assist.

